

Recorded at the Request of,
And please return to: Trudi Kuhn,
GREENSTONE-KOOTENAI, INC.
1421 N. Meadowwood Lane, Suite 200
Liberty Lake WA 99019

DANIEL J. ENGLISH 4P I 2037793000
KOOTENAI CO. RECORDER Page 1 of 4
RAR Date 06/16/2006 Time 11:47:07
REC-REQ OF PIONEER TITLE COMPANY
RECORDING FEE: 12.00
2037793000 XX 5

M060620

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document,
and assumes no liability as
to its validity and its effects
upon the title

DECLARATION OF ANNEXATION

COEUR D'ALENE PLACE
FIFTEENTH EDITION
CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

This Declaration of Annexation is made on the date hereinafter set forth, by GREENSTONE-KOOTENAI, INC., an Idaho corporation ("Declarant"), with reference to the following facts:

A. Declarant is the developer of a certain tract of land located in the City of COEUR D' ALENE, Kootenai County, Idaho, being a mixed used planned unit development commonly known as Coeur d'Alene Place, which development is governed by that certain Master Declaration of Covenants, Conditions, and Restrictions, dated January 6, 1995, and recorded January 6, 1995, as Document No. 1383804, official records of Kootenai County, Idaho (the "Master Declaration"), the definitions and terms of which Master Declaration are incorporated herein by this reference.

B. Declarant is the purchaser/developer of the following property in the vicinity of the Coeur d'Alene Place project, but which has not yet been subjected to the Master Declaration (the "Annexed Property"): SEE ATTACHED EXHIBIT "A"

C. Declarant desires to subject the Annexed Property to the Coeur d'Alene Place project, as provided in this Declaration of Annexation.

NOW, THEREFORE, the Declarant declares as follows:

1. Annexation. Pursuant to the rights reserved to Declarant under Article 15 of the Master Declaration, the Annexed Property is hereby made subject to the Master Declaration and shall for all purposes be a part of the Coeur d'Alene Place Project, effective on the date of recordation of the above-referenced Plat. The Annexed Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the declarations, limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the entire Coeur d'Alene Place Project. All of the limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration shall constitute

covenants and encumbrances which shall run with the Annexed Property for the benefit of the entire Project, and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Annexed Property.

2. Grant and Reservation of Easements. Declarant hereby grants to all Owners of Lots in the Annexed Property all rights and easements created for the benefit of the entire Project, which rights and easements are reserved to Declarant in the Master Declaration. Declarant also hereby reserves from all Owners of Lots in the Annexed Property, and grants to the Owners of Lots in previously Annexed Phases, all rights and easements which were reserved to Declarant under the Master Declaration.

3. Master Association Assessments. Without limiting the generality of the foregoing, Declarant, for each Lot owned within the Annexed Property, hereby covenants, and each Owner of any Lot within the Annexed Property, by acceptance of a deed therefore, is hereby deemed to covenant and agree to pay to Coeur d'Alene Place Master Association (the "Association") regular monthly assessments or charges, and extraordinary and special assessments for capital improvements and unexpected expenses, all according to the Master Declaration.

4. Common Area. Those portions of the Annexed Property identified on the Plat, being park areas, shall be deemed "Common Area," which shall be owned in fee and maintained by the Master Association according to the Master Declaration.

The undersigned, being the Declarant herein, has executed this Declaration of Annexation
On this 12th day of June, 2006.

DECLARANT

GREENSTONE-KOOTENAI, INC.,
an Idaho corporation

By: 

JAMES F. FRANK, Manager

STATE OF WASHINGTON)
)ss
County of Spokane)

On is 12th day of June, 2006 before me, Kristi M. Green
Notary Public and for the State of Washington, personally appeared JAMES F. FRANK, known
or identified to me to be the President of GREENSTONE-KOOTENAI, INC., the corporation
that executed the instrument and the person who executed the instrument on behalf of said
corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Kristi M. Green
Notary Public for Washington
Residing at Coeur d'Alene, ID
My Commission Expires on 4-29-08

EXHIBIT "A"

(LEGAL DESCRIPTION – CDA 15th)

BE IT KNOWN THAT SCHNEIDMILLER LAND COMPANY, AN IDAHO CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO, GREENSTONE-KOOTENAI, INC, AN IDAHO CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO AND THE CITY OF COEUR D'ALENE, IDAHO ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS COEUR D' ALENE PLACE FIFTEENTH ADDITION, SAID PROPERTY BEING A REPLAT OF LOT 1, BLOCK 3 OF COEUR D'ALENE PLACE FOURTEENTH ADDITION, FILED IN BOOK J OF PLATS, PAGES 256A,B,AND C, AND LOT 1, BLOCK 16 COEUR D'ALENE PLACE FIRST ADDITION, FILED IN BOOK G OF PLATS, PAGES 340, 340A AND 340B, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 16 OF SAID PLAT OF COEUR D'ALENE PLACE FIRST ADDITION; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF ATLAS ROAD; THENCE SOUTH 88°26'21" EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 16, A DISTANCE OF 1261.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 16, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7, BLOCK 1 OF SAID PLAT OF COEUR D'ALENE PLACE SEVENTH ADDITION; THENCE CONTINUING SOUTH 88°26'21" EAST ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 1 A DISTANCE OF 1265.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 1 THE FOLLOWING (3) COURSES:

- 1) SOUTH 01°05'05" WEST A DISTANCE OF 76.27 FEET;
- 2) SOUTH 42°51'14" WEST A DISTANCE OF 121.07 FEET;
- 3) SOUTH 00°04'06" WEST A DISTANCE OF 526.96 FEET;

THENCE NORTH 81°53'38" WEST A DISTANCE OF 163.68 FEET; THENCE NORTH 76°22'27" WEST A DISTANCE OF 137.96 FEET; THENCE NORTH 88°34'34" WEST A DISTANCE OF 525.03 FEET; THENCE NORTH 85°43'29" WEST A DISTANCE OF 92.03 FEET; THENCE SOUTH 12°22'12"EAST A DISTANCE OF 141.68 FEET; THENCE SOUTH 19°22'05"EAST A DISTANCE OF 57.77 FEET; THENCE SOUTH 17°25'01"EAST A DISTANCE OF 124.15 FEET; THENCE S07°23'20" EAST A DISTANCE OF 127.00 FEET; THENCE SOUTH 09°01'55"EAST A DISTANCE OF 54.91 FEET; THENCE SOUTH 01°25'27" WEST A DISTANCE OF 120.01 FEET; THENCE SOUTH 06°13'20" WEST A DISTANCE OF 30.10 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HANLEY AVENUE; THENCE NORTH 88°34'34" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1666.28 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 16 OF SAID PLAT OF COEUR D'ALENE PLACE FIRST ADDITION SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF ATLAS ROAD; THENCE NORTH 01°24'15" EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1285.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,639,184 SQUARE FEET OR 60.587 ACRES, MORE OR LESS.